



## REAL ESTATE TAX BULLETIN

Volume XXVII

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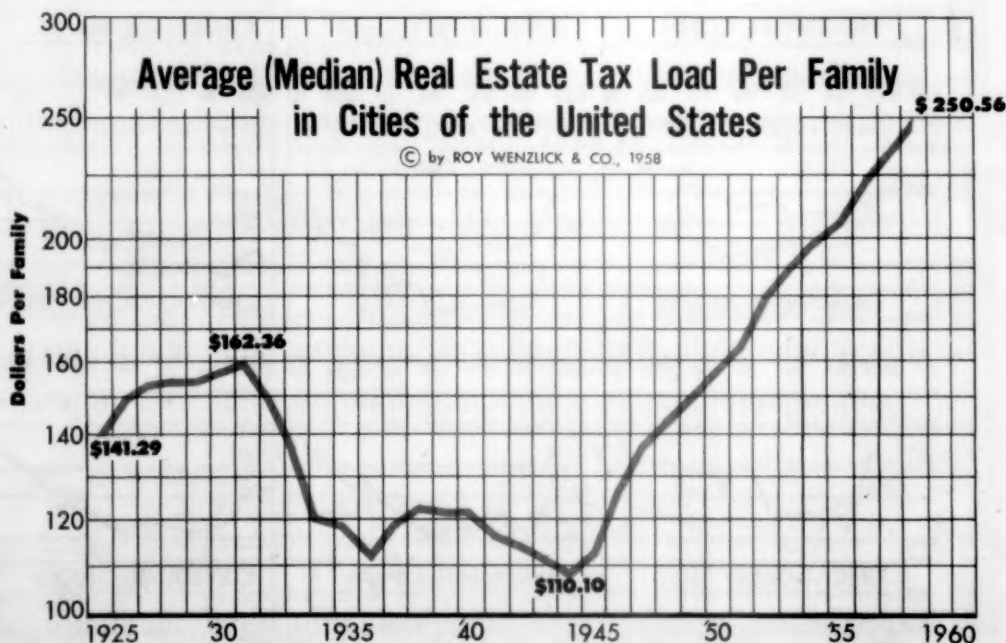
Number 49

*Real Estate Economists, Appraisers and Counselors*

### REAL ESTATE TAXES STILL ADVANCING

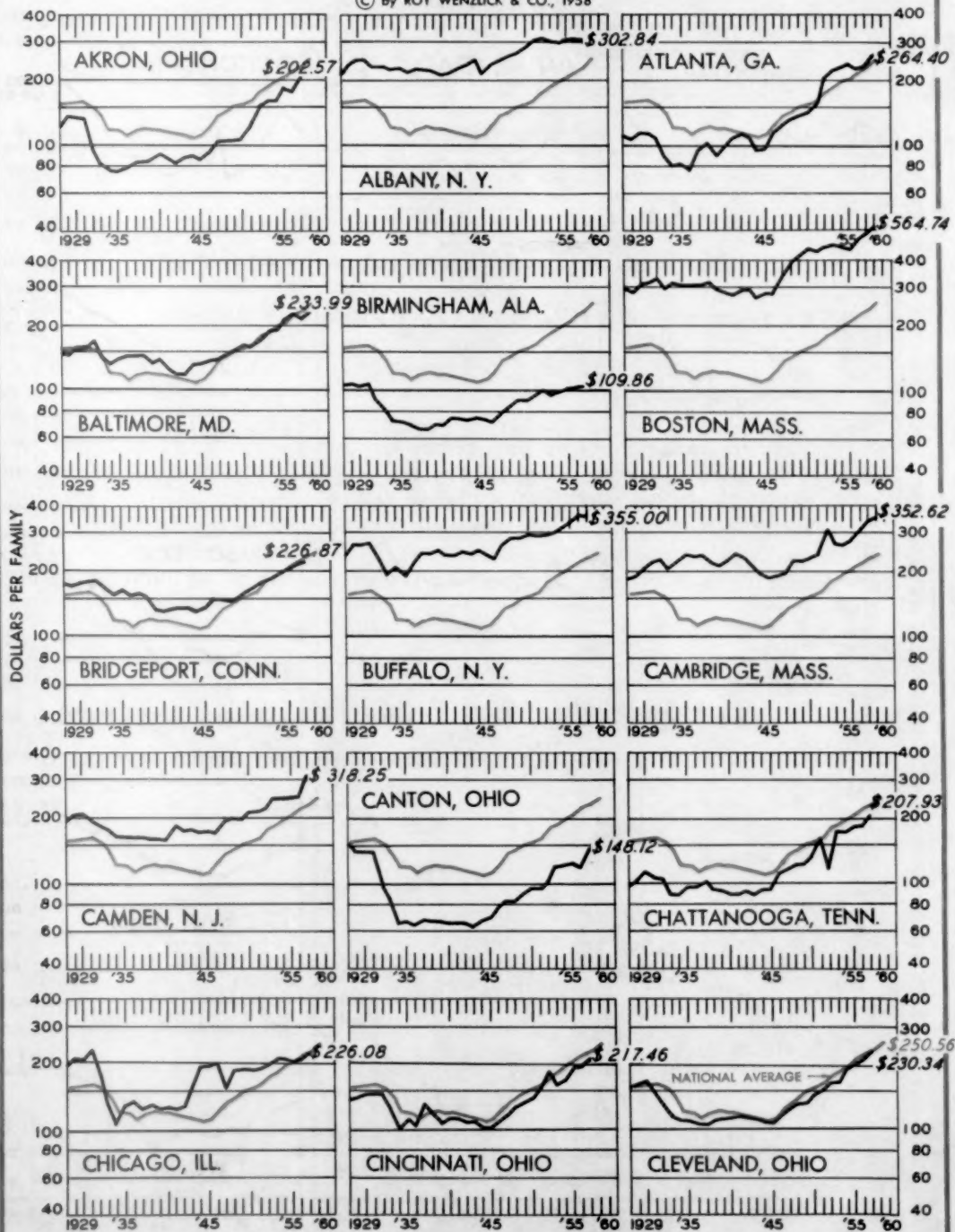
**T**HE average real estate tax load per family is still going up, but at a slower rate. The 1958 preliminary figure is \$250.56 -- up \$12.52 from the final figure for 1957. The percentage increase is 5.2%, compared with 5.6% a year ago.

The charts on the following pages show the average tax load per family for each of 93 cities charted from 1928 to the present. The red line on each of these charts shows the average of all cities and the blue line shows the average of each city. On page 496 of this report is a table showing the 93 cities ranked on the basis of the final tax figures for 1957. The preliminary figures for 1958 are shown for most cities, but not all figures were available at the time of publication.



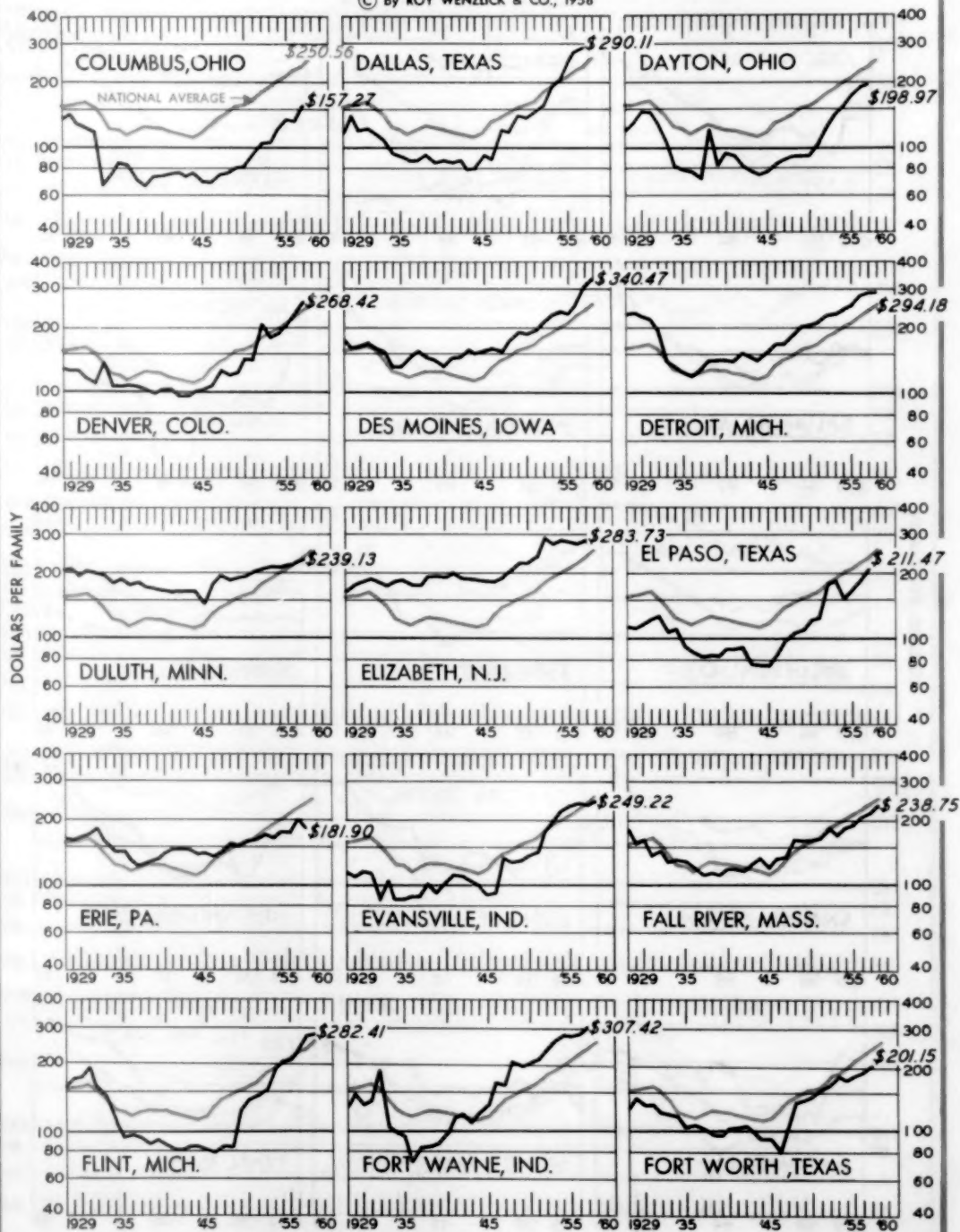
# AVERAGE REAL ESTATE TAX PER FAMILY

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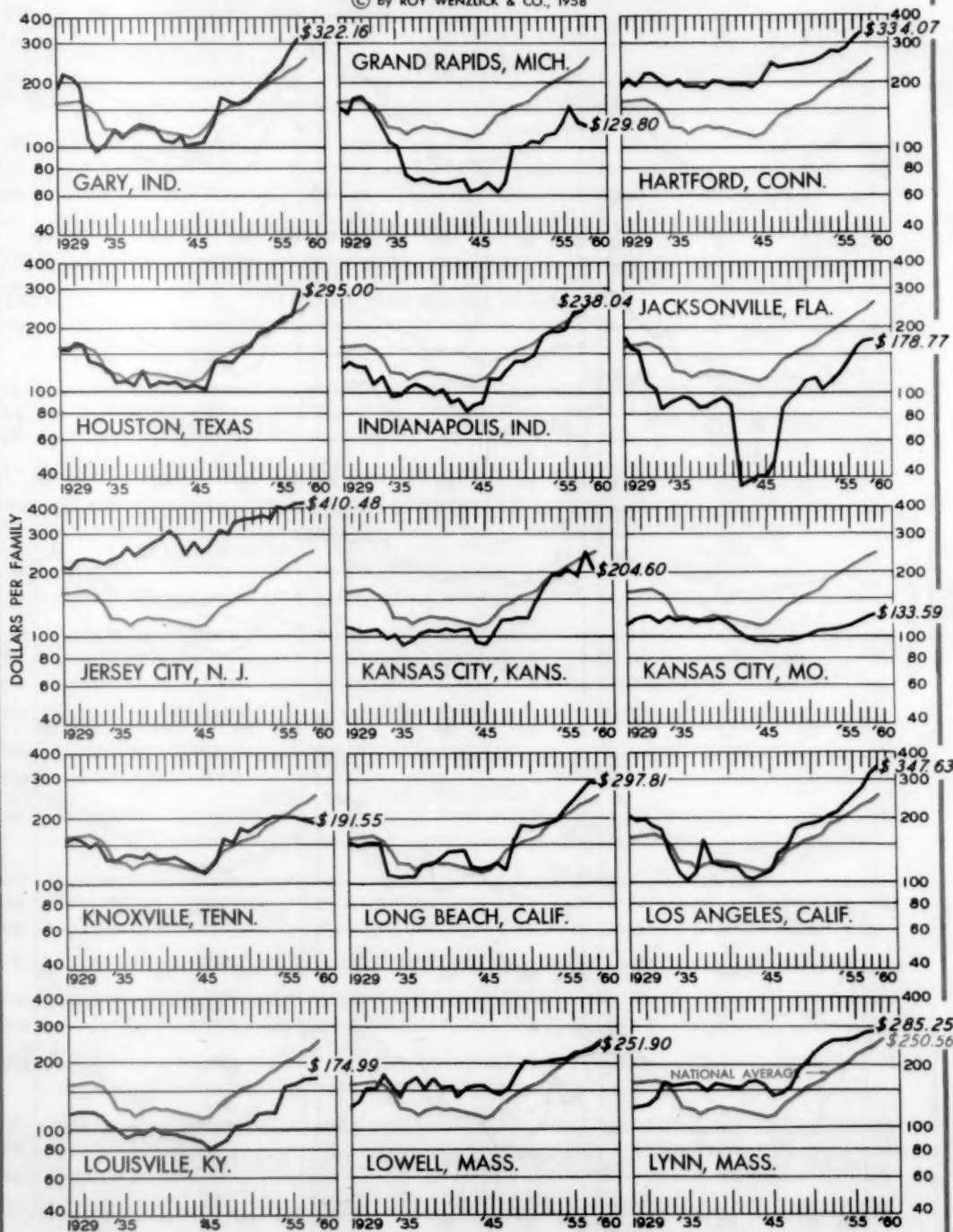
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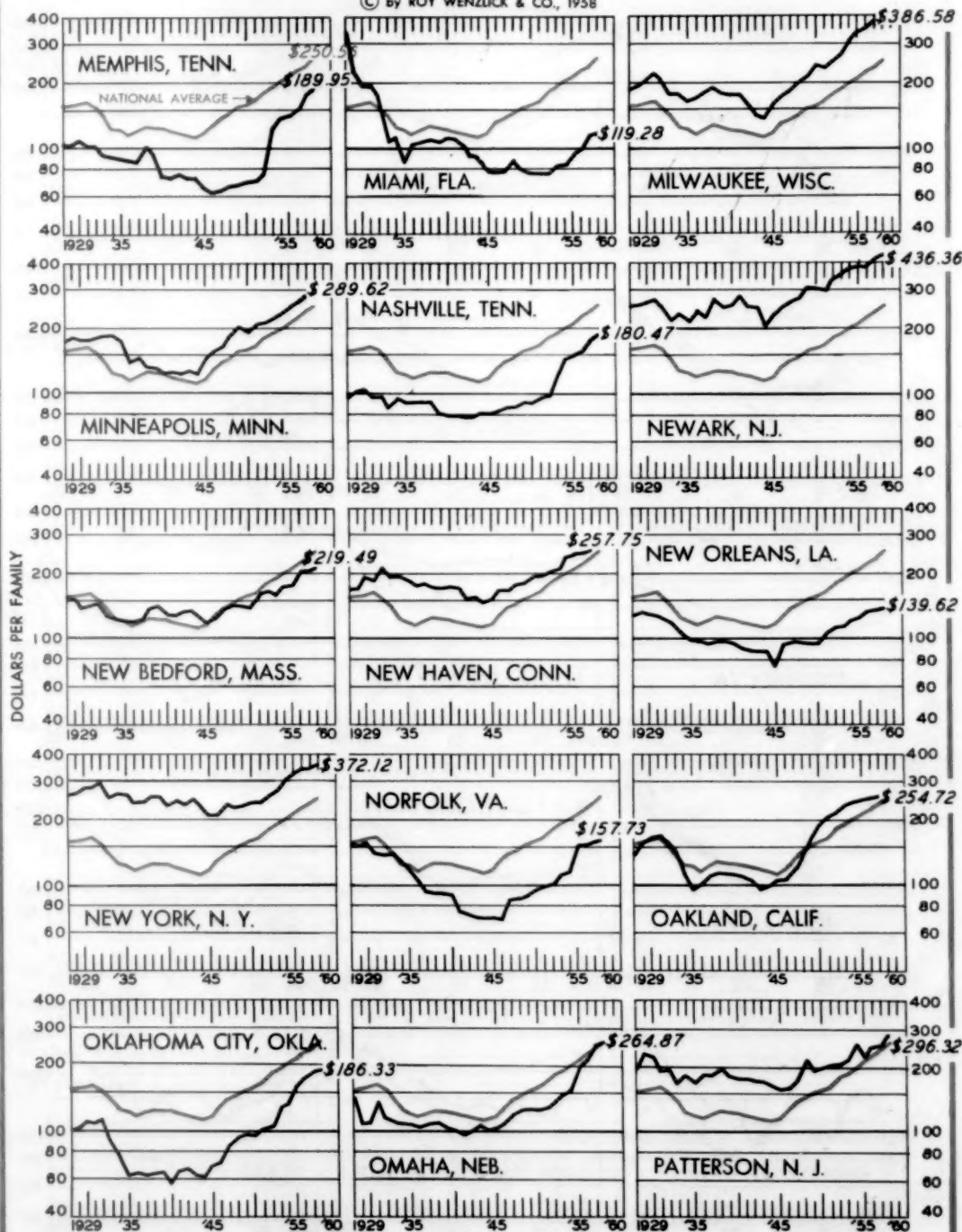
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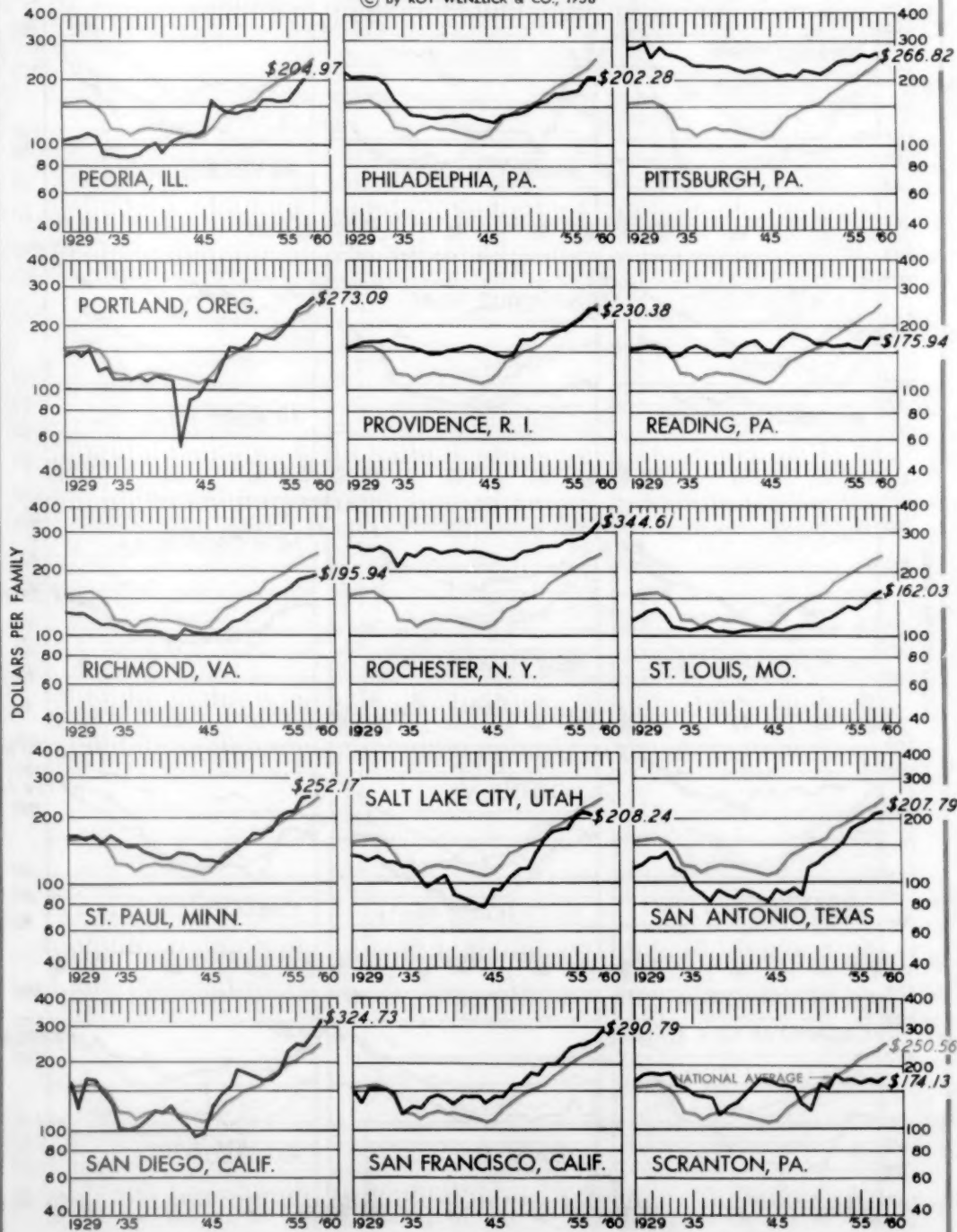
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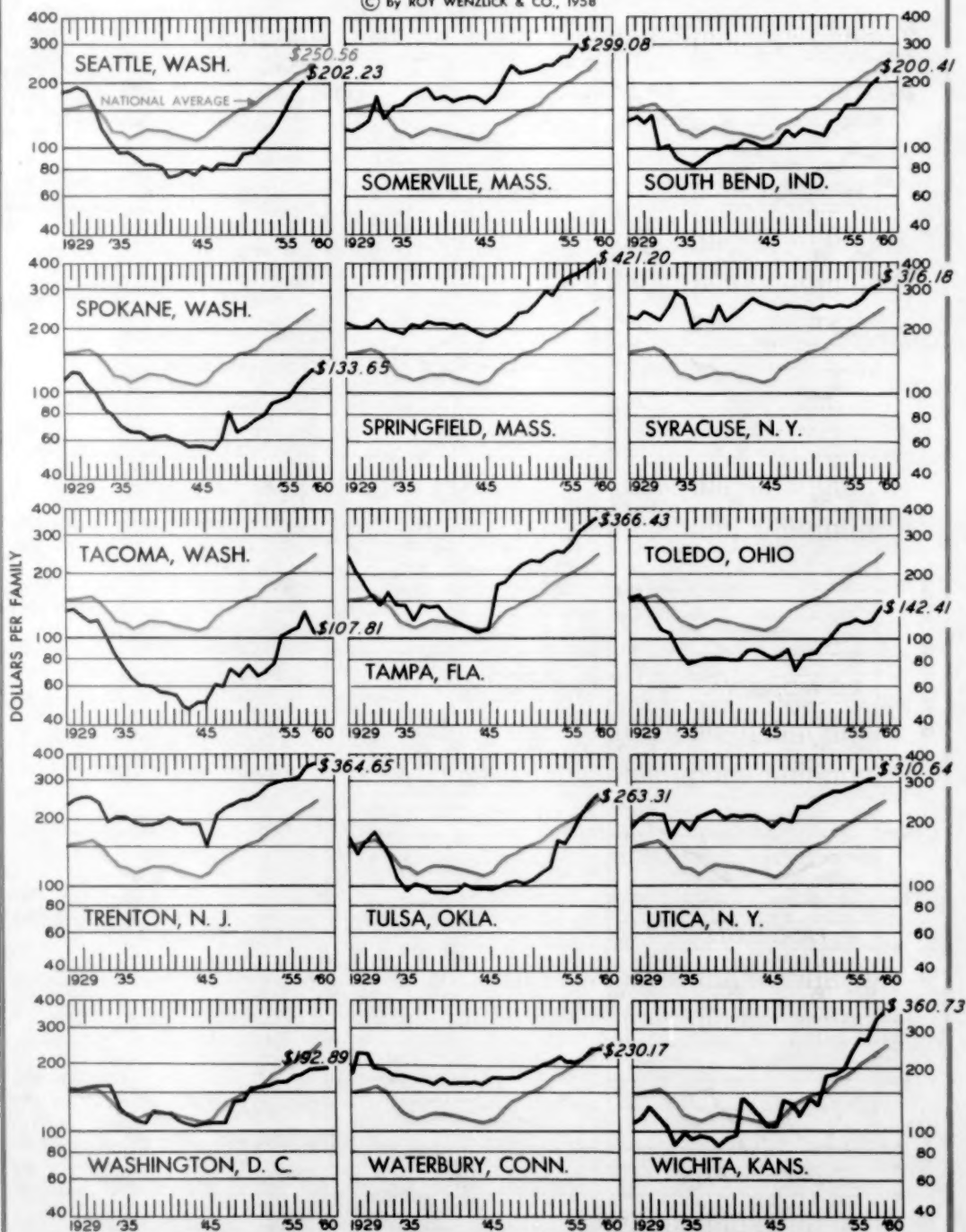
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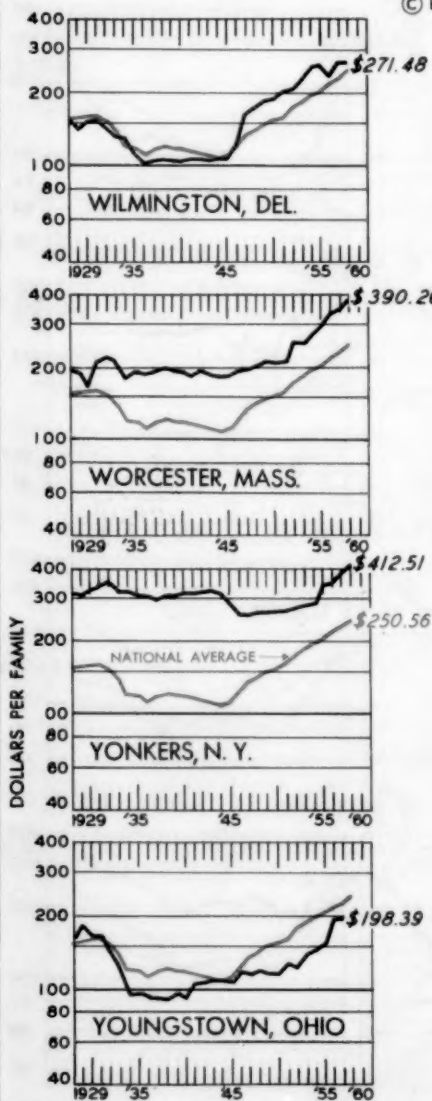
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AVERAGE REAL ESTATE TAX PER FAMILY

Rank 1957	City	Tax Load 1957	Tax Load 1958*
1	Boston, Mass.	\$533.44	\$564.74
2	Jersey City, N. J.	410.48	-
3	Newark, N. J.	403.26	436.36
4	Springfield, Mass.	395.96	421.20
5	Milwaukee, Wis.	386.58	-
6	Yonkers, N. Y.	380.81	412.51
7	Trenton, N. J.	359.34	364.65
8	Buffalo, N. Y.	355.00	-
9	New York, N. Y.	347.50	372.12
10	Worcester, Mass.	346.75	390.26
11	Cambridge, Mass.	340.01	352.62
12	Tampa, Fla.	338.28	366.43
13	Wichita, Kans.	335.97	360.73
14	Hartford, Conn.	334.97	-
15	Los Angeles, Calif.	324.24	347.63
16	Gary, Ind.	322.16	-
17	Des Moines, Iowa	310.83	340.47
18	Utica, N. Y.	310.64	-
19	Fort Wayne, Ind.	307.42	-
20	Albany, N. Y.	302.84	-
21	Rochester, N. Y.	302.14	-
22	Syracuse, N. Y.	301.45	316.18
23	Houston, Texas	295.00	-
24	Long Beach, Calif.	294.83	297.81
25	Detroit, Mich.	291.13	294.18
26	Dallas, Texas	290.11	-
27	Minneapolis, Minn.	289.62	-
28	Elizabeth, N. J.	283.73	-
29	San Diego, Calif.	261.84	324.73
30	Lynn, Mass.	279.20	285.25
31	Flint, Mich.	277.07	282.41
32	Wilmington, Del.	268.50	271.48
33	Denver, Colo.	268.42	-
34	Peterboro, N. J.	266.38	296.32
35	San Francisco, Calif.	265.21	290.78
36	Pittsburgh, Pa.	259.01	266.82
37	New Haven, Conn.	257.75	-
38	Camden, N. J.	256.83	316.26
39	Oakland, Calif.	254.72	-
40	Kansas City, Kans.	252.82	204.60
41	St. Paul, Minn.	252.17	-
42	Portland, Oreg.	245.16	273.08
43	Omaha, Nebr.	243.10	264.67
44	Tulsa, Okla.	242.22	263.31
45	Waterbury, Conn.	239.78	230.17
46	Duluth, Minn.	239.13	-
47	MEDIAN	238.04	250.56
48	Indianapolis, Ind.	238.04	-
49	Evansville, Ind.	236.90	249.22
50	Lowell, Mass.	235.38	251.90
51	Atlanta, Ga.	233.41	264.40
52	Providence, R. I.	232.78	230.38
53	Cleveland, Ohio	230.34	-
54	Bridgeport, Conn.	228.97	-
55	Chicago, Ill.	228.08	-
56	Baltimore, Md.	223.34	233.90
57	Fall River, Mass.	219.48	238.75
58	Cincinnati, Ohio	217.48	-
59	El Paso, Texas	211.47	-
60	Salt Lake City, Utah	208.24	-
61	Chattanooga, Tenn.	207.83	-
62	San Antonio, Texas	206.51	207.79
63	Peoria, Ill.	204.97	-
64	Akron, Ohio	202.57	-
65	Philadelphia, Pa.	202.55	202.28
66	Seattle, Wash.	202.23	-
67	New Bedford, Mass.	201.40	219.49
68	Fort Worth, Texas	201.15	-
69	Dayton, Ohio	198.97	-
70	Youngstown, Ohio	198.39	-
71	South Bend, Ind.	197.28	200.41
72	Knoxville, Tenn.	195.68	191.55
73	Washington, D. C.	191.80	191.73
74	Richmond, Va.	189.05	195.94
75	Oklahoma City, Okla.	185.38	188.23
76	Erie, Pa.	181.90	-
77	Memphis, Tenn.	179.39	189.95
78	Nashville, Tenn.	178.28	180.47
79	Reading, Pa.	177.63	175.94
80	Jacksonville, Fla.	174.71	178.77
81	Louisville, Ky.	171.83	174.89
82	Columbus, Ohio	167.27	-
83	Norfolk, Va.	155.71	157.73
84	St. Louis, Mo.	151.44	163.68†
85	Canton, Ohio	146.12	-
86	New Orleans, La.	135.36	139.62
87	Tacoma, Wash.	135.38	-
88	Grand Rapids, Mich.	131.00	129.80
89	Kansas City, Mo.	128.08	133.59
90	Toledo, Ohio	121.10	142.41
91	Spokane, Wash.	121.06	133.65
92	Miami, Fla.	117.30	119.28
93	Birmingham, Ala.	108.98	-
94	Scranton, Pa.	107.76	174.13

\*Preliminary.

†Information arrived too late to be included in National Average.